



DATE: June 17, 2015  
AGENDA ITEM # 5

**TO:** Design Review Commission  
**FROM:** Zachary Dahl, Senior Planner  
**SUBJECT:** 15-SC-13 – 1192 Saint Anthony Court

**RECOMMENDATION:**

Approve design review application 15-SC-13 subject to the findings and conditions

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**PROJECT DESCRIPTION**

This project is an addition and remodel to an existing two-story house (the first story is an exposed basement). The project includes a new balcony and a reduction of three square feet on the second story (335 square feet of garage floor area removed and 332 square feet of habitable added) and an addition of 36 square feet on the first story. The following table summarizes the project’s technical details:

**GENERAL PLAN DESIGNATION:** Single-Family, Residential  
**ZONING:** R1-10  
**PARCEL SIZE:** 11,289 square feet  
**MATERIALS:** Composition shingle roof, smooth stucco and horizontal cedar siding, aluminum clad windows, wood trim and trellis elements, and metal deck railing

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	2,704 square feet	2,726 square feet	3,387 square feet
<b>FLOOR AREA:</b>			
First floor	1,001 square feet	1,037 square feet	
Second floor	2,525 square feet	2,522 square feet	
Total	3,526 square feet	3,559 square feet	3,879 square feet
<b>SETBACKS:</b>			
Front	29 feet	29 feet	25 feet
Rear	26 feet	28 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	12.5 feet/12.5 feet	12.5 feet/12.5 feet	10 feet/17.5 feet
Exterior side	29 feet	29 feet	20 feet
<b>HEIGHT:</b>	24 feet	24 feet	27 feet

## **BACKGROUND**

### **Neighborhood Context**

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. Saint Anthony Court is a street with a 90-degree bend to the right before reaching the cul-de-sac end. The subject property is a corner lot at the entrance to Saint Anthony Court, with an exterior side yard facing Saint Matthew Way. The houses in the Saint Anthony Court neighborhood are mainly two-story structures that appear to have all been originally constructed at the same time. The houses have larger roof forms, three car garages and use rustic materials. The landscape along the Court is varied with no distinct street tree pattern.

## **DISCUSSION**

### **Zoning Compliance**

While the house appears to be one-story from the street, due to the exposed lower level, this street level is considered a second story per the Zoning Code. As such, a second story side yard setback of at least 17 feet, six inches is required for the portion of house that is located above the lower level. The existing house has a setback of only 12 feet, six inches along the right side. However, since the portion of this floor area considered a second story is being maintained, and more than 50 percent of the overall structure is being maintained, this existing nonconforming setback is allowed to remain without a variance being required. The garage is considered a one-story element (no floor area below it), so it complies with the 10-foot side yard setback and is allowed to be rebuilt.

The project involves the removal of 335 square feet of non-habitable floor area in the garage and the addition of 332 square feet of habitable floor area elsewhere on the second story, so Design Review Commission review is required even though overall size of the second story is being reduced by three square feet.

### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. Proposed projects should fit in and lessen abrupt changes.

The proposed addition and remodel uses a modern architectural design style. On the front elevation, the three car garage is being rebuilt and reduced in size, the front entry is being rebuilt and expanded, and both elements utilize a flat roof form. On the rear elevation, the existing fireplace and gable roof form are removed and replaced with a flat roof element and a new balcony adjacent to the exterior side yard. Due to its existing location on a sloping lot, the house has a one-story appearance with minimal bulk and mass as viewed from the street. The project will be maintaining these characteristics. While the three car garage is a characteristic of this neighborhood, since the property is located at the corner and already has a reduce scale in relation to many of the adjacent houses, a two-car garage is still compatible with the neighborhood.

The project is using high quality materials, such as smooth finish stucco siding, aluminum clad windows and Cedar siding and trim details, which are integral to the architectural design of the house. Overall, the project design has architectural integrity and the design, materials and forms relate well with the surrounding neighborhood.

### **Privacy and Landscaping**

The project includes one new large window on the right (northeast) side elevation. This window is adjacent to the family room and kitchen, which are considered active use areas, but it functions more like a first story window due to the adjacent topography. It is also screened by an existing fence and mature landscaping and trees. The southwest elevation is an exterior side that faces Saint Matthew Way, which is a public street. Therefore, there are not any privacy issues associated with the windows on either of the side elevations.

The rear elevation includes two large new windows and a new balcony off of the living room. The balcony, which is four feet, six inches in depth and includes a new sliding glass door, is on the left (southwest) side of the house adjacent to Saint Matthew Way. A vertical wood trellis is proposed along the top portion of the two large windows in order to provide shading and reduce the amount of visible glazing. The existing balcony on the right side of the house is being reduced in size and the existing sliding glass door will be replaced by a smaller swinging door. This balcony is proposed to be five feet, six inches in depth by 16 feet in length. Both balconies will use open metal railings. Due to their depth, both balconies will be functionally limited to more passive uses.

In addition, the property has ample mature landscaping and trees along the rear property line that provides significant privacy screening. Photos that show views of the rear yard from the existing balcony are included in Attachment D. Due to their function in providing privacy screening, a condition that protects all existing trees and landscaping along the rear property line is included. With the existing screening and shallow balcony depths, the project will be maintaining a reasonable level of privacy.

There are many mature trees around the property and along both street frontages. Due to the minimal increase in the size of the house footprint, all existing trees will be preserved. There will be some minor landscaping improvements in the front yard area related to the new driveway and walkway, but otherwise, all landscape will be maintained. With the preservation of the existing trees and new front yard landscaping and hardscape, the project meets the City's landscaping and street tree guidelines.

### **ENVIRONMENTAL CONTACT**

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

### **PUBLIC CONTACT**

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Saint Anthony Court, Saint Charles Court and Saint Matthew Way.

Cc: Anat Shmariahu, Applicant and Designer  
Cindy Liu and Richard Huang, Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Balcony View Photos

## FINDINGS

15-SC-13 – 1192 Saint Anthony Court

With regard to the two-story addition, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

- a. The proposed addition complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

## CONDITIONS

15-SC-13 – 1192 Saint Anthony Court

1. The approval is based on the plans received on May 22, 2015 and the written application materials provided by the applicant, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing structure.
2. Obtain an encroach permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
4. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline of the all trees adjacent to the house, as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.
5. **Prior to building permit submittal, the plans shall contain/show:**
  - a. The conditions of approval shall be incorporated into the title page of the plans;
  - b. On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground. The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed";
  - c. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
  - d. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit; and
  - e. The measures to comply with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).
6. **Prior to final inspection:**
  - a. All front, exterior side and rear yard landscaping and trees shall be maintained and/or installed as required by the Planning Division; and
  - b. Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

# ATTACHMENT A



## CITY OF LOS ALTOS GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply)

Permit # 1106606

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 1192 Saint Anthony Ct., Los Altos, CA 94024

Project Proposal/Use: Home remodel and addition

Current Use of Property: Residential

Assessor Parcel Number(s) 342-38-015

Site Area: 11,289

New Sq. Ft.: 149 sf <sup>new</sup> + 236 sf <sup>converted</sup> Remodeled Sq. Ft.: 1981 sf Existing Sq. Ft. to Remain: 749 sf

Total Existing Sq. Ft.: 2742 Total Proposed Sq. Ft. (including basement): 3115

Applicant's Name: Anat Shmarigahy

Home Telephone #: 408-206-5992

Business Telephone #: \_\_\_\_\_

Mailing Address: 10953 Linda Vista Dr Cupertino 95014 CA

City/State/Zip Code: \_\_\_\_\_

Property Owner's Name: Cindy Liu and Richard Huang

Home Telephone #: \_\_\_\_\_

Business Telephone #: \_\_\_\_\_

408-644-6282 Cindy  
408-644-6283 Richard

Mailing Address: 1192 st Anthony Ct

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Anat Shmarigahy

Telephone #: 408-206-5992

\*\*\* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. \*\*\*

(continued on back)





City of Los Altos

Planning Division

(650) 947-2750

[Planning@losaltosca.gov](mailto:Planning@losaltosca.gov)

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1<sup>st</sup> application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1192 St Anthony Ct Los Altos  
Scope of Project: Addition or Remodel 149sf Addition or New Home  
Age of existing home if this project is to be an addition or remodel? 1974  
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 1192 St Anthony Ct LA  
Date: 3/28/15

### What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

### Streetscape

#### 1. Typical neighborhood lot size\*:

Lot area: 10,100 square feet  
Lot dimensions: Length 110 feet  
Width 83 feet

If your lot is significantly different than those in your neighborhood, then note its: area 11,299, length 111, and width 103. - Corner lot

#### 2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? (min 25') ~ 29'  
What % of the front facing walls of the neighborhood homes are at the front setback 70%  
Existing front setback for house on left ~~28'~~ ft./on right ~ 29' ft. corner lot  
Do the front setbacks of adjacent houses line up? yes

#### 3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type)

Garage facing front projecting from front of house face ✓

Garage facing front recessed from front of house face \_\_\_

Garage in back yard \_\_\_

Garage facing the side \_\_\_

Number of 1-car garages \_\_\_; 2-car garages \_\_\_; 3-car garages \_\_\_

Address: 1192 St Anthony Ct LA  
Date: 3/28/15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are:

One-story ✓

Two-story 80%

2 houses - 2 stories (1188, 1184 St Anthony Ct)

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood\*? Yes - usually 2 stories at street level except our house - on stony at st level.

Are there mostly hip ✓, gable style ✓, or other style ✓ roofs\*?

Do the roof forms appear simple ✓ or complex ✓?

Do the houses share generally the same eave height No?

6. Exterior Materials: (Pg. 22 Design Guidelines)

What siding materials are frequently used in your neighborhood\*?

✓ wood shingle ✓ stucco ✓ board & batten ✓ clapboard  
✓ tile ✓ stone ✓ brick ✓ combination of one or more materials  
(if so, describe) stucco and painted wood siding.

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

50% 50%

If no consistency then explain: 50% ceramic tiles

50% comp asphalt shingle

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood\* have a consistent identifiable architectural style?

YES  NO

Type? ✓Ranch ✓Shingle ✓Tudor ✓Mediterranean/Spanish  
✓Contemporary ✓Colonial ✓Bungalow ✓Other

Address: 1192 St Anthony Ct LA.  
Date: 03/28/15

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? ~~No~~ Yes

What is the direction of your slope? (relative to the street)

From st level to rear st  


Is your slope higher \_\_\_\_\_ lower \_\_\_\_\_ same ✓ in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?  
behind slope going lower.

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Big trees close to the street, No sidewalks, landscape to street edge.

How visible are your house and other houses from the street or back neighbor's property?

All houses in the street are visible. Most houses 2 stories at the street level only the house we remodel is 1 story at st' level.  
No visible to property on back.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

Concrete in front of 3 car garage + entrance path, 10% trees and the rest is grass and some bushes.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 30'

Is there a parking area on the street or in the shoulder area? No, only Driveway for 2 cars.

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? The same as the house we want to remodel, concrete next to garage + Entrance path, Grass and big trees next to st.

Address: 1192 St Anthony Ct Lt  
Date: 03/22/15

11. What characteristics make this neighborhood\* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

All the houses have the same setback / the same landscape style and Garage location is facing front and projecting from front of the house.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?  
 YES  NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?  
 YES  NO
- C. Do the lots in your neighborhood appear to be the same size?  
 YES  NO
- D. Do the lot widths appear to be consistent in the neighborhood?  
 YES  NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?  
 YES  NO
- F. Do you have active CCR's in your neighborhood? (p.36 Building Guide)  
 YES  NO
- G. Do the houses appear to be of similar size as viewed from the street?  
 YES  NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood? but no looks like the ones that already remodeled.  
 YES  NO

Address: 1192 St Anthony Ct Los Altos  
 Date: 2/28/15

### Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1188 St Anthony Ct Los Altos	(min 25') 29'	(min 25') 29'	facing front projecting	3 stories	Front 23' Rear 32'	stucco painted wood siding composition shingles	simple (old) ranch
1184 St Anthony Ct, LA	(min 25') 29'	(min 25') 25'	facing front projecting	3 stories	Front 23' Rear 32'	stucco ceramic roof tiles	Simple (old) spanish
1217 St Matthew Way LA	side setback 33'	Front setback 30'	recessed - facing front	2 stories	24'	stucco wood red bricks	Tudor style (old)
1191 St Anthony Ct, LA	(25 min) 35'	(25 min) 35'	facing front projecting	2 stories	26'	Stucco, red bricks composition shingles	spanish style (new)
1187 St Anthony Ct LA	(25 min) 28'	side - 35'	facing front projecting	2 stories	25'	stucco painted wood ceramic roof tiles	simple - Ranch
1195 St Charles Ct, LA	(25 min) 30'	(25 min) 29'	facing front + projecting	2 stories	25'	stucco wood ceramic roof tiles	Tudor style (old)
1191 St Charles Ct LA	(25 min) 29'	(25 min)	facing front	2 stories	24'	stucco wood red bricks	spanish (old)
1212 St Matthew Way LA	(25 min) 30'	(25 min) 30'	facing front recessed	2 stories	20'	stucco composition shingles	modern (new)
1201 Woodview Tr LA	(25 min) 29'	(25 min) side 29'	side entrance	2 stories	24'	stucco ceramic roof tiles	simple spanish (old)



1191 St Anthony Ct - House to be remodeled



view from site to the inside side house  
1188 St Anthony Ct, Los Altos



view from site to a house across  
1217 Matthew Way , Los Altos



view from site to a house across  
191 St Anthony Ct, Los Altos



view from site to the exterior side house  
1201 Woodview Tr , Los Altos

1187 St Anthony Ct, Los Altos



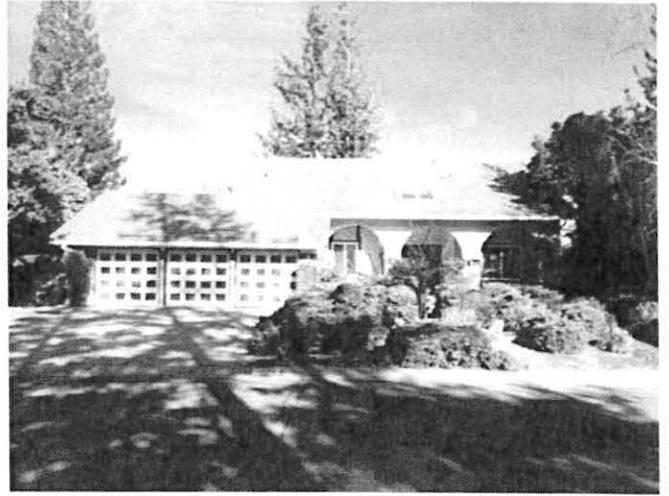
1191 St Anthony Ct, Los Altos



1188 St Anthony Ct, Los Altos



1188 St Anthony Ct, Los Altos-  
House next



1184 St Anthony Ct, os Altos-  
House second next



1217 Mattew (view from St Anthony Ct)  
- House across



1217 Mttew (view from Matthew)



1191 St Anthony Ct, Los Altos- house across



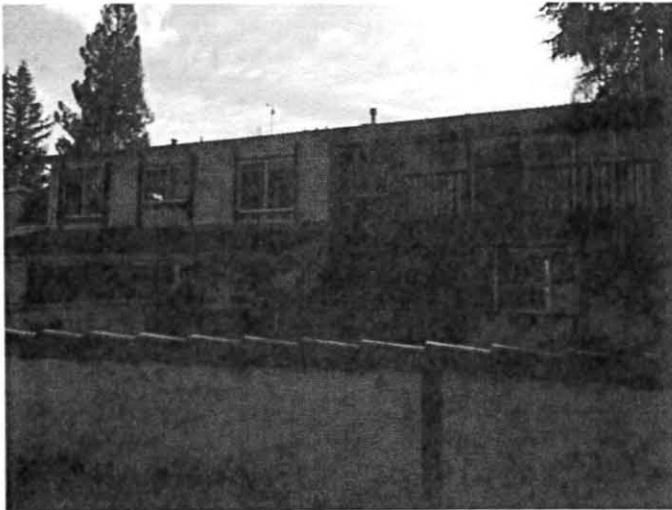
1187 St Anthony Ct, Los Altos- House across



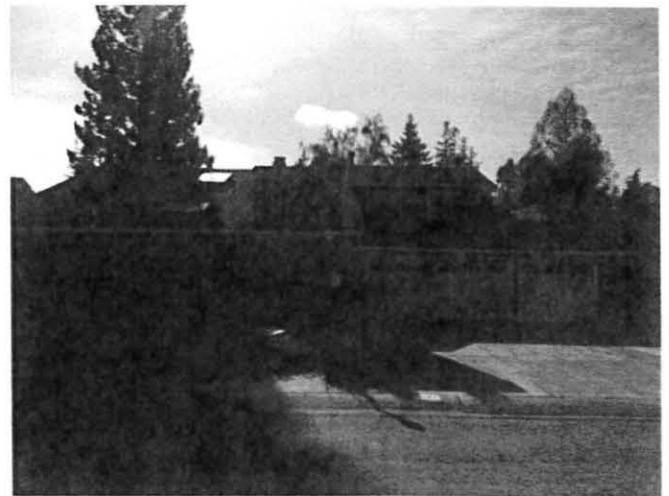
1212 Matthew Way, Los Altos- house across



1201 Woodview Tr, Los Altos- House across  
(view on Matthew Way)

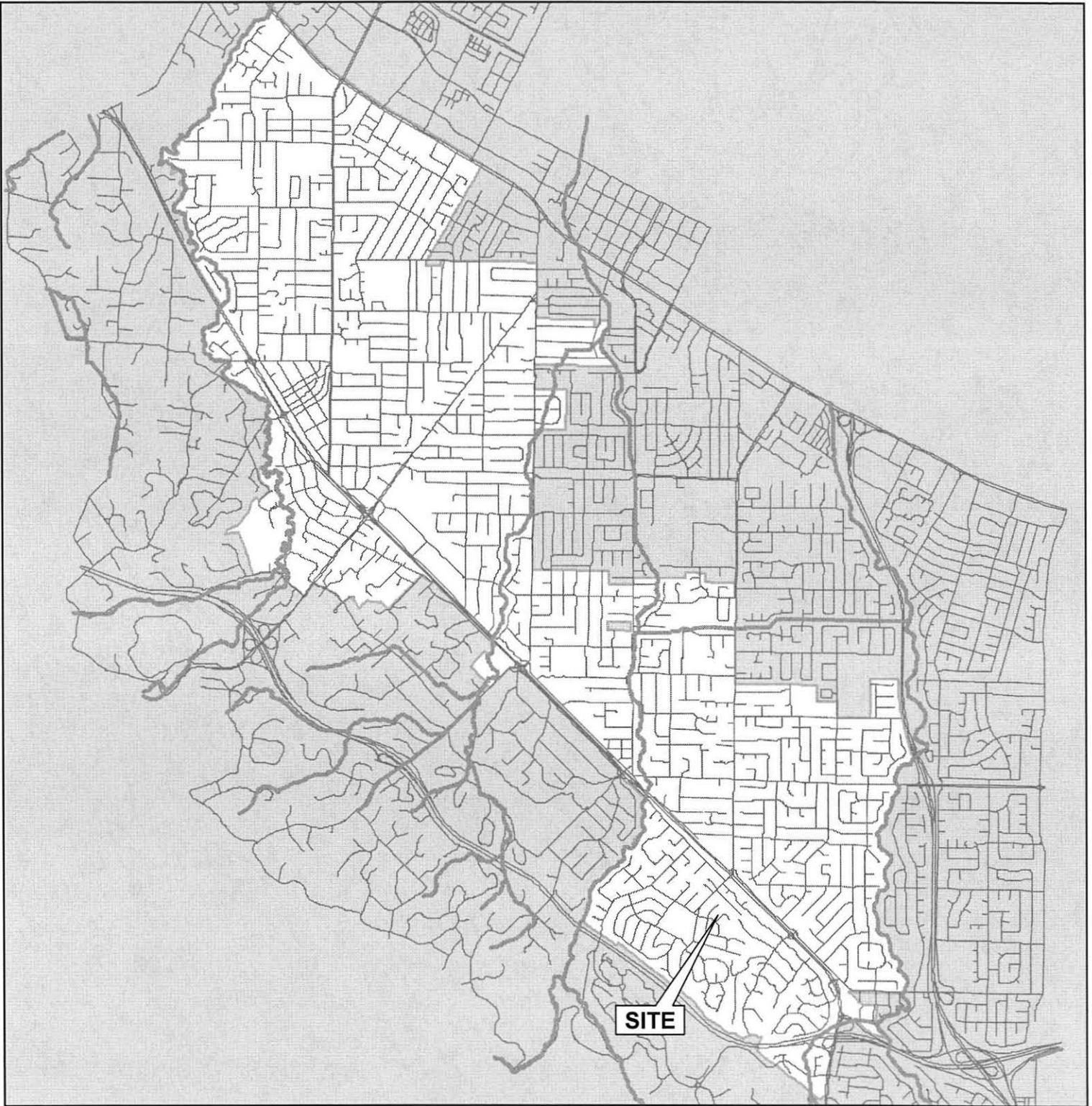


1195 St Charles Ct, Los Altos - house behind



1191 St Charles Ct, Los Altos - house behind

# AREA MAP



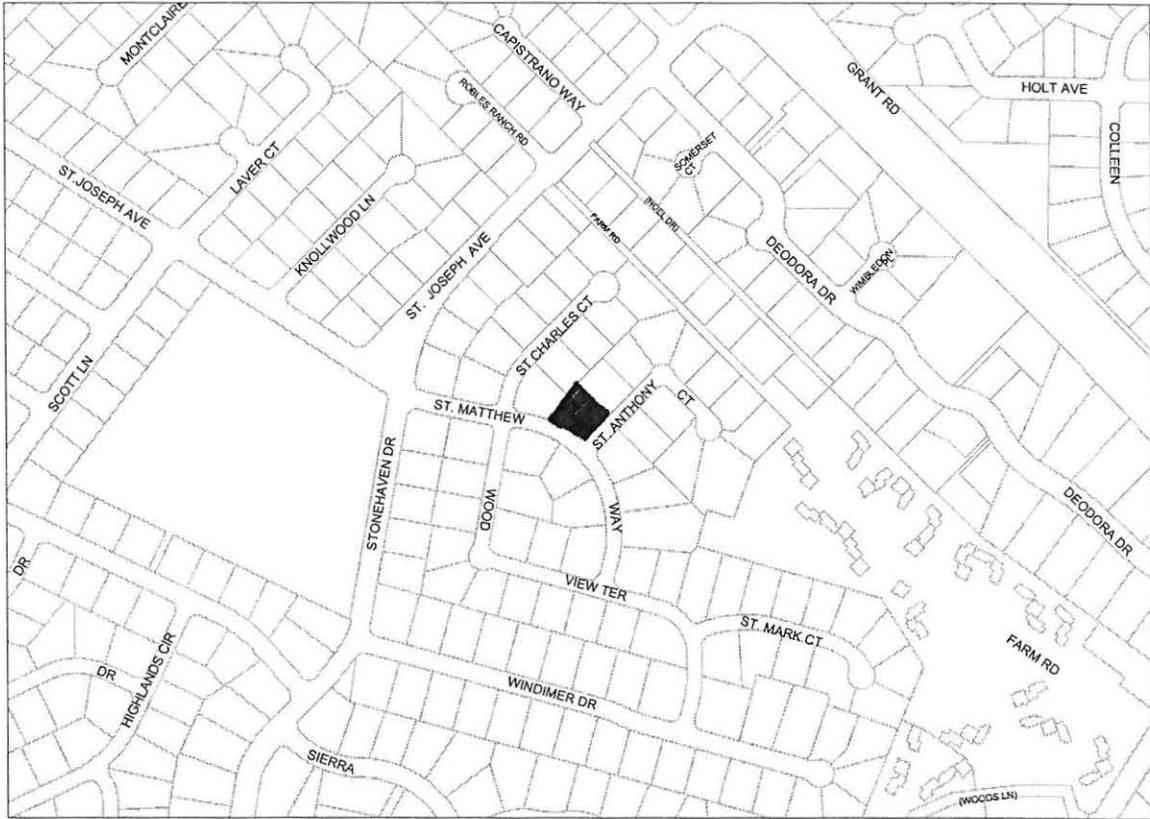
CITY OF LOS ALTOS

**APPLICATION:** 15-SC-13  
**APPLICANT:** A. Shmariahu/ C. Liu and R. Huang  
**SITE ADDRESS:** 1192 Saint Anthony Court

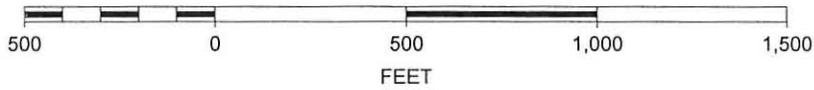


Not to Scale

# VICINITY MAP



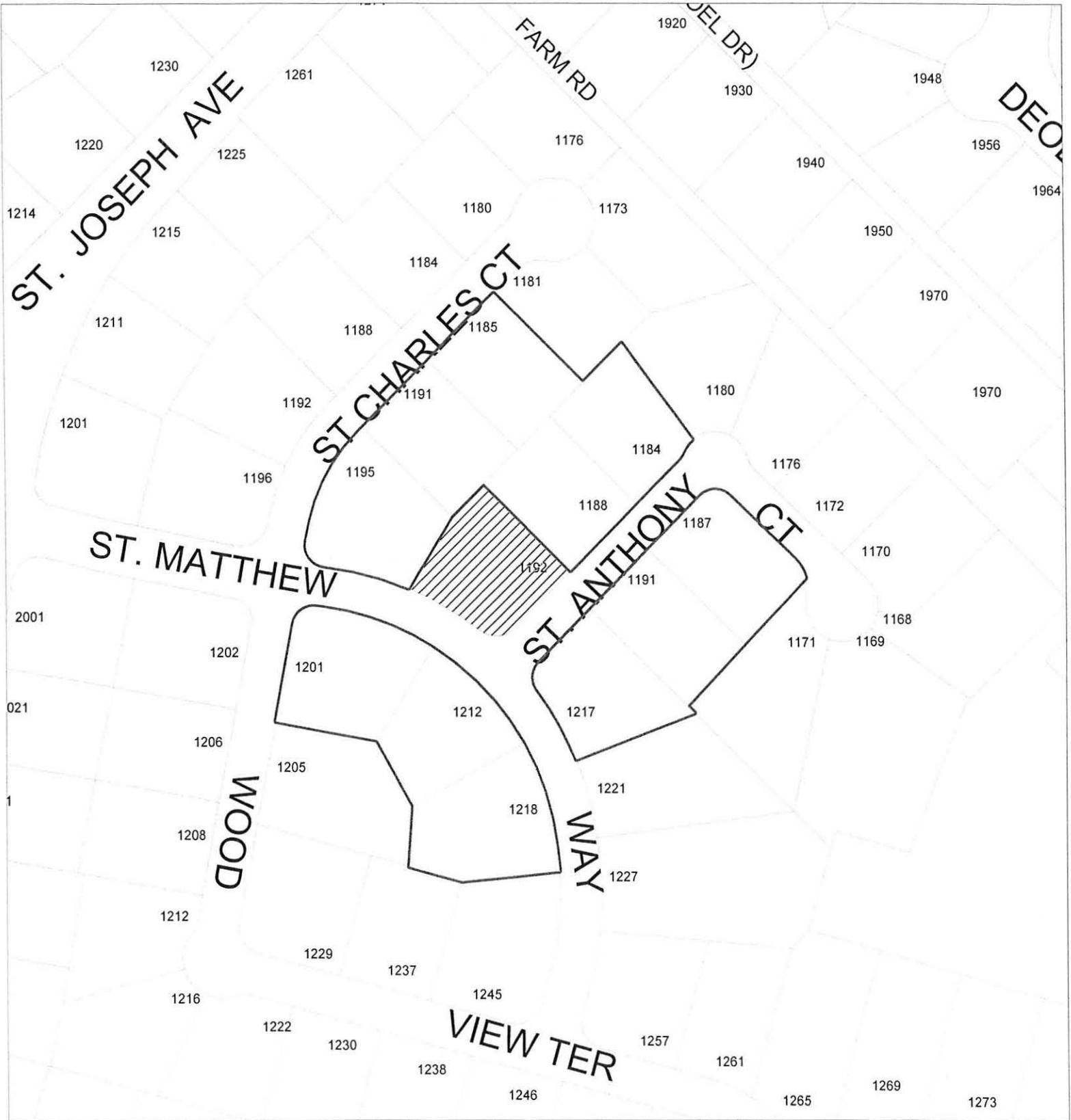
SCALE 1 : 6,000



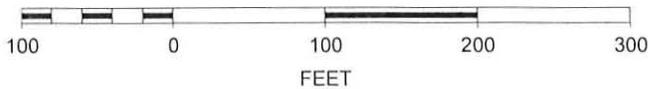
CITY OF LOS ALTOS

**APPLICATION:** 15-SC-13  
**APPLICANT:** A. Shmariahu/ C. Liu and R. Huang  
**SITE ADDRESS:** 1192 Saint Anthony Court

# 1192 Saint Anthony Court Notification Map



SCALE 1 : 1,500





# ATTACHMENT D

VIEW FROM BALCONY  
TO BACKYARD NEIGHBOR  
1195 ST CHARLES CT



VIEW FROM BALCONY  
TO BACKYARD NEIGHBOR  
1195 ST CHARLES CT



VIEW FROM BALCONY  
TO LEFT NEIGHBOR  
1188 ST ANTHONY CT

